

ZB# 86-15

Pierotti / Roseto

4-2-1

86-15 - Pirothi / Roseto - use, variance - Music Box. (request laundromat + dry cleaners).
Area & sign

Prelim.
6/9/86.
Public Hearing
6/23/86.

Notice to
Sentinel
6/10/86.

OCPD
Notified 6/13/86

Variance
Use / Area
Sign -
Granted
6/23/86

General Receipt		7733
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		
Received of <u>Rosato / Perrotti</u>		<u>June 13,</u> 19 <u>86</u>
For <u>3 BA application #86-15 Fifty and 9/100</u>		\$ <u>50.00</u>
For <u>3 BA application #86-15</u>		DOLLARS
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Cash</u>		<u>50.00</u>
By <u>Pauline J. Townsend</u>		
<u>Town Clerk</u> Title		

Williamson Law Book Co., Rochester, N. Y. 14609



Cash	50.00

Williamson Law Book Co., Rochester, N. Y. 14609

Town Clerk
Title



50.00-
40.08-
10.92

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of
ELIZABETH PIEROTTI/NICHOLAS D. ROSETO,
#86-15.
-----X

DECISION: GRANTING
USE/AREA VARIANCES

WHEREAS, ELIZABETH PIEROTTI (owner), Meadowbrook Lane, New Windsor, N. Y., and NICHOLAS D. ROSETO (contract purchaser) have made application before the Zoning Board of Appeals for use, area and sign variances for the purpose of locating a laundromat, dry cleaning establishment with video rental office on second floor and addition of enclosed stairway to rear of property located at Corner of Temple Hill Road and Union Avenue in a PI zone; and

WHEREAS, a public hearing was held on June 23, 1986 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking a use variance to allow the rental of video cassettes in a PI zone.

3. The evidence shows that applicant intends to construct an enclosed stairway to the rear of property in order to meet the fire prevention requirements.

4. The evidence shows that applicant intends to place a sign on the leftside of the building for purposes of advertising.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of a reasonable use of such land.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

4. The proposed variance will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

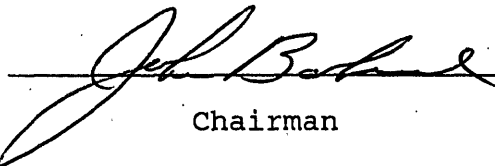
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS the following variances in accordance with plans submitted at the public hearing. (1) Use variance to allow video rental on second floor of building; (2) Rear yard variance of 12 ft. for construction of enclosed stairway; and (3) 10 ft. sign area variance.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant and/or attorney.

Dated: July 14, 1986.


Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-15

Date: 6/5/86

- I. Applicant Information: ELIZABETH M. PIEROTTI,
(a) Meadowbrook Lane, New Windsor, N. Y. 561-5030 x
(Name, address and phone of Applicant) (Owner)
(b) Nicholas Roseto, Jr., 7 Thorn Lot Rd., Stockholm, N.J.
(Name, address and phone of purchaser or lessee)
(c) -
(Name, address and phone of attorney)
(d) -
(Name, address and phone of broker)

II. Application type:

- ☒ Use Variance ☒ Sign Variance
☒ Area Variance ☐ Special Permit

- III. Property Information: 214 x 195 x
(a) PI Corner Temple Hill/Union Ave. 4-2-1 214 Triangular
(Zone) (Address) (S B L) (Lot size)
(b) What other zones lie within 500 ft.? R-4 (Residential)
(c) Is a pending sale or lease subject to ZBA approval of this application? Yes
(d) When was property purchased by present owner? 8/83
(e) Has property been subdivided previously? No When? -
(f) Has property been subject of variance or special permit previously? Yes When? 8/83
(g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
(h) Is there any outside storage at the property now or is any proposed? Describe in detail: None proposed.

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Use/Bulk Regs., Col. B & N, to allow:
(Describe proposal) Laundromat and dry cleaning establishment with video rental office on second floor.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

The land in question cannot yield a reasonable return if used only for purposes allowed in PI zone. The requested use can only be utilized in an NC zone. The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood since the owner invested time and money refurbishing the structure.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	/	/
Reqd. Rear Yd.	15 ft.	3 ft.
Reqd. Street Frontage*		12 ft.
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

An addition to the rear of the property is proposed in order that an enclosed stairway may be constructed for access to the second story. The applicant feels that there is practical difficulty in this situation since the construction of this rear access will limit the rear yard setback.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-9, Table of Bulk Regs., Col. N.

	Requirements	Proposed or Available	Variance Request
Sign 1	-	2 1/2 x 4	10 ft. -leftside of building
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	sq.ft.	sq.ft.	10 sq.ft. plus + 76 sq. ft. previous 86 sq. ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

A sign is proposed on the Union Avenue side of the structure, 2½ x 4 ft., which will match the sign on the opposite side of building, facing Temple Hill Road. This sign is required for purposes of identification of building from approaching Union Avenue traffic.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs? Total: 86 s.f.

- (1) 4 x 6 ft. Free-standing pole sign;
(2) 3 signs - 2½ x 4 ft. on building front and sides;
(3) 2 x 16 ft. - Large sign on front of building

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

Note: Special Permit is required from Planning Board.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The building is beautifully designed and there is a large parking lot which will be marked off, showing all of the parking areas available. The zone is commercial in nature and will not deter from the neighboring properties.

IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
☒ Copy of tax map showing adjacent properties.
☒ Copy of contract of sale, lease or franchise agreement.
☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
☒ Copy(ies) of sign(s) with dimensions.
☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date June 10, 1986

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

S/
(Applicant)

Sworn to before me this

13th day of June, 19 86.

Patricia Delio

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



Louis Heimbach
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NOT 1586m
County I.D. No. 41211

Applicant ELIZABETH PIEROTTI & NICHOLAS ROSETO, JR.
Proposed Action: USE & AREA VARIANCES
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS ORTHOG & NY 300
County Effects: None given the building already exists.

Related Reviews and Permits ORANGE Co. DMD & NYSDOT. OF TRANS.

County Action: ☒ Approved ☐ Disapproved

Approved subject to the following modifications:

RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

JUL 11 1986

Peter Garrison
Commissioner

7/8/86
Date

Patricia Delia



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

June 24, 1986

Maj. Nicholas D. Roseto, Jr.
7 Thorn Lot Road
Vernon, N. J. 07460

RE: APPLICATION FOR AREA, USE AND SIGN VARIANCES
#86-15

Dear Major Roseto:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant the above request for area, use and sign variances. This decision was made at the June 23, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

N. D. Roseto, Jr.

THORN LOT ROAD • VERNON • NEW JERSEY 07460

(201) 697-1874

Mailing Address:

R.D. #1 • BOX 82 F1

STOCKHOLM

NEW JERSEY 07460

(201) 487-2755

(212) 695-8101

(914) 563-3537

June 11, 1986

Fire Inspector
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Dear Inspector Rodgers:

Thank you for your time and assistance today regarding my project for the building currently known as "The Music Box".

To reiterate for the record; my proposal to use the building, if approved by the Township Boards, are:

1. The first floor will be divided into two separate stores and entrances, with internal access between the stores.
2. The store on the left hand side (as you face the building) will be a self-service laundromat with 15 commercial washers and 10 gas fired dryers.
3. The store on the right hand side will be a dry cleaners for drop-off/pick-up by customers. This store will contain, in addition to the usual counter space for customer service, storage space for clothes and one refrigerated dry to dry- dry cleaning machine for bulk dry cleaning. This machine will be in the employee area and only operated by the employees. The machine uses a nonflammable solvent, perchlor-ethelene, and exceeds the EPA standards for dry cleaning machines. Other than one presser, there will be no other machinery in the dry cleaning store. The majority of the clothes taken in will be sent out for cleaning.
4. The second floor of the store will be used as a customer waiting lounge while their wash is being done, and a video tape rental display racks, for video tape rental over the dry cleaning counter, will allow customers to browse and select video tapes to rent for home viewing.

Along with this letter, I am enclosing a first floor sketch of the laundromat and dry cleaning stores, and brochures on the type of equipment I am planning to install.

From our conversation, it is my understanding that as far as the fire codes are concerned, to utilize the second floor for customer waiting and rental of video tapes, I would be required to:

1. Install a covered fire exit on the second floor.
2. To utilize a unitary structure for both the covered fire exit stairs and a hot water boiler for the laundromat, there must be a concrete block wall separating the boiler room and exhaust from the enclosed stairs.

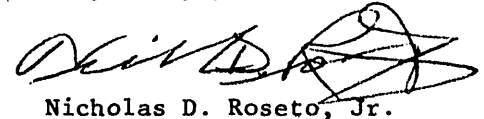
3. There must be a one hour fire rated ceiling separating the first floor from the second. This can be accomplished with a combination of 5/8" fire rated sheetrock and a drop ceiling using Class A ceiling tiles throughout both first floor ceilings.

I would greatly appreciate a written response from you regarding my proposals and the fire code requirements I have to meet to utilize both floors of the building for my above stated uses.

Thank you in advance for your time and consideration.

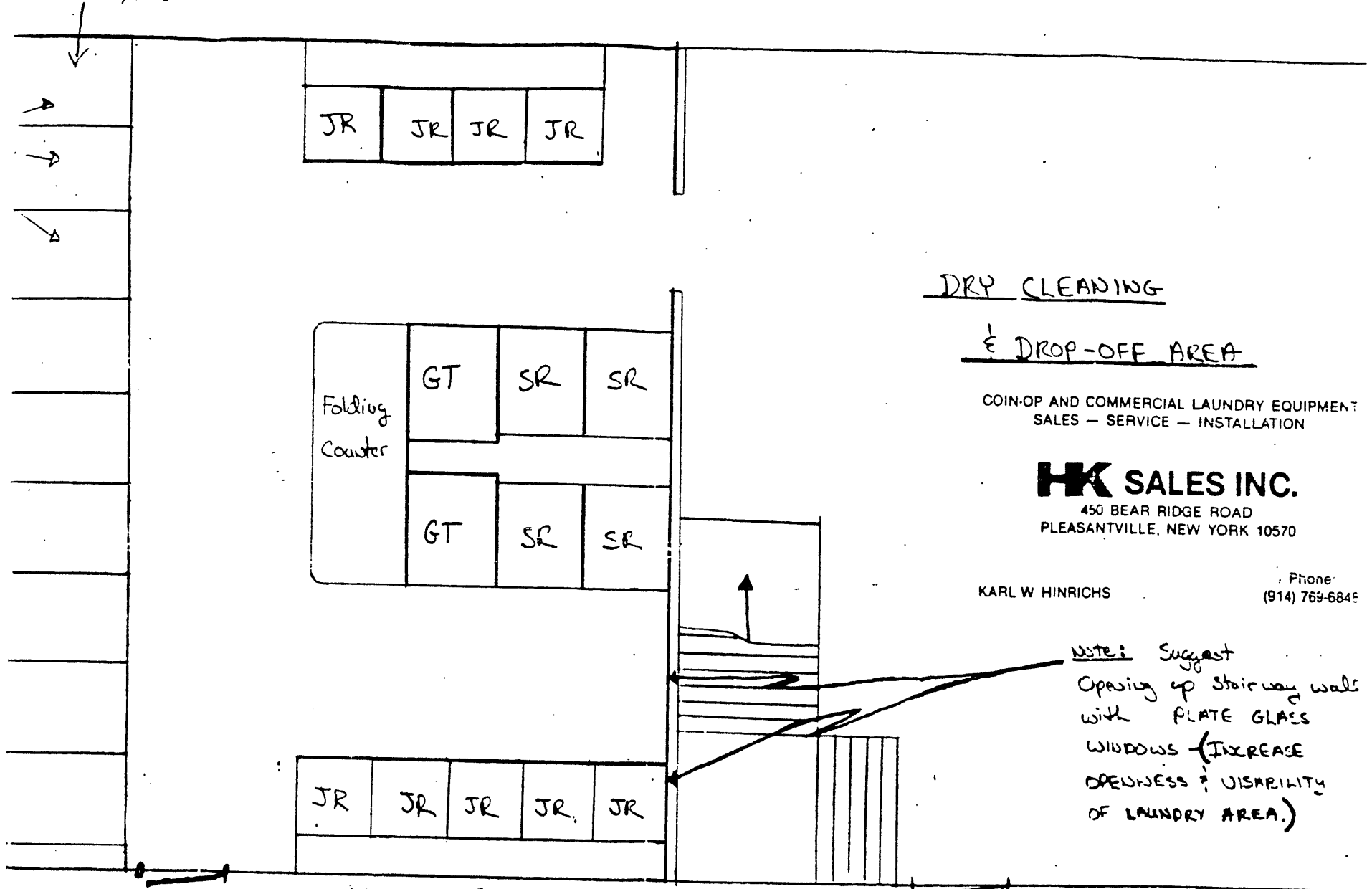
enc.

I remain
Very truly yours,



Nicholas D. Roseto, Jr.

30 lb Dryers



DRY CLEANING

£ DROP-OFF AREA

COIN-OP AND COMMERCIAL LAUNDRY EQUIPMENT
SALES — SERVICE — INSTALLATION

HK SALES INC.

450 BEAR RIDGE ROAD
PLEASANTVILLE, NEW YORK 10570

KARL W HINRICHS

Phone:
(914) 769-6845

NOTE: Suggest
Opening up stairway walls
with PLATE GLASS
WINDOWS (INCREASE
OPENNESS & VISIBILITY
OF LAUNDRY AREA.)

LAUNDRY MAT
FRONT DOOR

WASCOMAT JR'S 18 lbs capacity
WASCOMAT - SR'S 30 lbs "
WASCOMAT - GT'S 50 lbs "

390 GALL. of HOT WATER NEEDED

Scale 1/4"

DRY CLEANING FRONT DOOR

Wascomat

Total Self-Service
Laundry System.

Creates Business and
Profits for You.



Wascomat/Generation 4

ENERGY-SAVER COIN-OP WASHER/EXTRACTORS IN FOUR POPULAR SIZES.

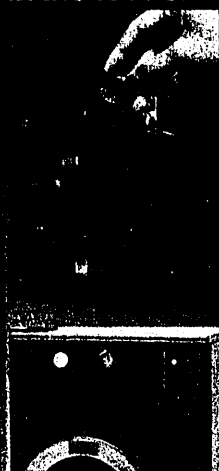
Super Giant W-244
75-lb. Max. Capacity

Senior W-124 30-lb. Max. Capacity

Giant W-184
50-lb. Max. Capacity

Junior W-74
18-lb. Max.
Capacity

**Engineered
to Maximize
Your Profits
in the 1980's.**



Available in
non-metered
models for OPL use.



Choice of beige, gold,
orange or stainless
steel front panels at
no extra cost!

Generation Four is here . . . four large capacity Wascomats. The most advanced complete line of washer/extractors ever built. And they're built to give you a generation of greater coin-op profits.

For starters, there's a rotary wash cycle selector for long, trouble-free operation. Then there's a new three-inch quick-gravity drain valve accessible from front and rear of the machine. And a new three-compartment automatic soap supply box with self-close cover.

Detergent and water fill is more efficient and prevents fabric damage. Plus you get the famous Wascomat dirt-chasing wash formula. Standard cycle consists of pre-wash, wash and three energy saving, cold water rinses with positive, high-speed extract after each rinse.

SAVES WATER AND ENERGY

Average water use is less than 1.8 gallons per pound of machine capacity! New wash cycle timer lowers energy consumption. Built-in options give you quick and easy access to three water- and energy-saver wash cycles.

WATER/ENERGY-SAVER I OPTION I

Bypasses soak cycle and extends wash cycle to eight minutes.
Saves one water fill and cuts one minute off total wash time.

WATER/ENERGY-SAVER II OPTION II

Bypasses soak cycle and keeps wash cycle at six minutes.
Saves one water fill and cuts three minutes off total wash time.

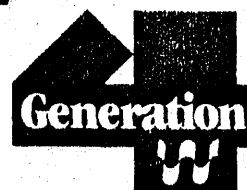
WATER/ENERGY-SAVER III OPTION III

Gives two-minute final extraction on cold wash cycle.
Cuts two minutes off total cycle time whenever cold wash is selected.

PROFESSIONAL FEATURES NO APPLIANCE-TYPE MACHINE CAN MATCH!

- Compact design maximizes wash capacity and income in existing floor space.
- Reverse wash action assures superior soil removal — breaks the home washing habit.
- Long life . . . lasts a generation with minimum maintenance.
- Interchangeable electrical parts . . . regardless of machine size.
- Fully automated.
- Visual cycle indicator.
- Four Dial-a-temp water selections — hot, warm, cold, permanent press.
- One year limited parts warranty.

**Wascomat puts
more coins
in your coin-op.**



Wascomat Generation Four. Breakthroughs you'd expect from over fifty years of design leadership. It's your assurance of high quality standards and superior performance in continuous coin-op duty.

AMERICAN

COMPUTER DRYER



**The ADG-285
Phase 3**

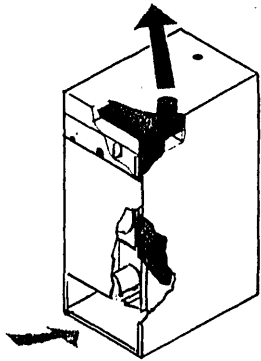
***The narrowest 30 lb. dryer
Only 28½" wide***



AMERICAN

Five features that have made the American ADG-285 the first choice of coin-operated store owners

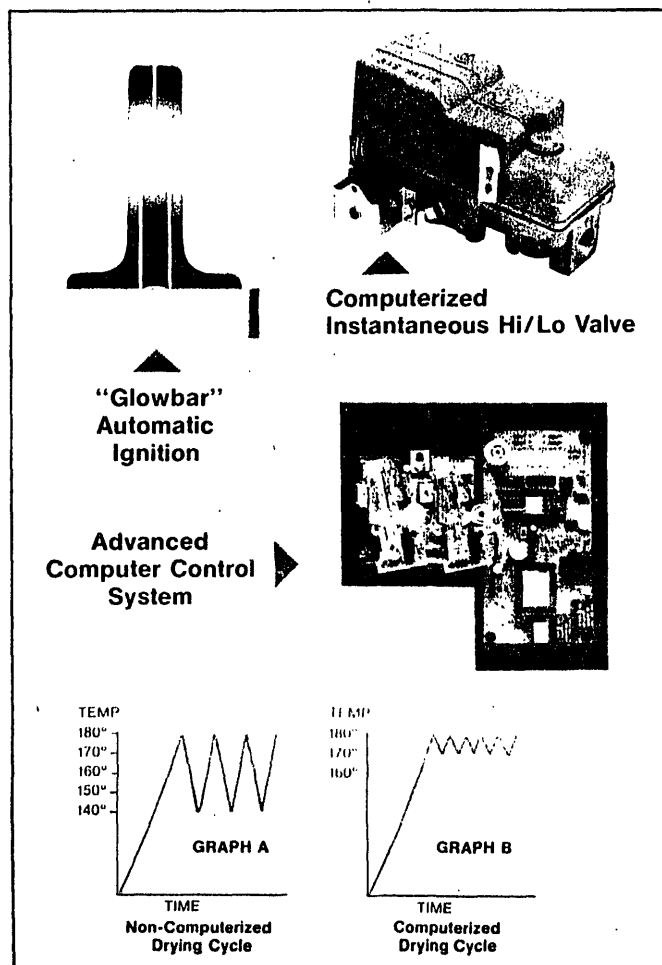
I. Completely Enclosed Heat Reclaimer and Cabinet.



- The make-up air is drawn into the make-up air preheating chamber. Heat from the motor, heat reclaimer duct work and back panel is captured and circulated into the basket area. This is the most efficient heat reclaimer system as it contains all the surface heat from the reclaimer in the confines of the dryer cabinet. The dryer is completely insulated with a foil-backed compressed spun glass for the maximum insulation factor.
- The space saving design allows for gas, electric and exhaust installation from the top of the machine. This space saving design requires 18% less floor space than the competition.

II. The Most Sophisticated Dryer Controls Available.

- This combined use of an instantaneous hi/lo valve glowbar ignition and the microprocessor technology brings you the most advanced system of temperature control.
- All the major dryer manufacturers use glowbar type ignition systems. The glowbar system is the most reliable ignition system but is also one of the slowest. During the drying cycle the glowbar system takes 45 seconds to cycle. This can mean a 40 °F (22°C) drop in temperature as shown by graph A.
- Automobiles run most efficiently when they are run at consistent speeds (i.e. 55 mph). The same thinking holds true for dryers. The more consistent the temperature remains the more efficient the dryer will run. Graph B indicates that the computerized drying cycle only has a temperature variance of 10°F (5°C). This is possible by combining the computer control system with a computerized instantaneous hi/lo valve. In the initial stages of the drying cycle our system is in hi fire allowing the dryer to get up to drying temperatures as soon as possible. When the cycle temperature is reached the computer drops the valve down to low fire. The temperature will drop between 5 and 10°F (3 and 5°C) before hi fire is re-activated. The ability of the computer to control temperature corresponds to a 12% energy savings over the old style control system. Naturally with an increased average temperature, there will be a corresponding decrease in drying time allowing the Btuh input to be reduced to 72,000.



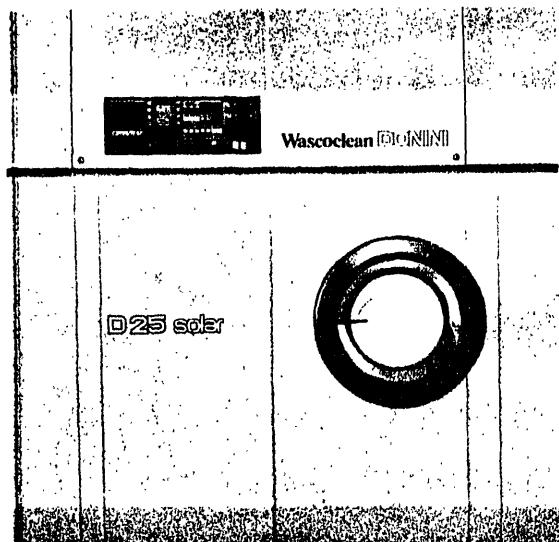
Wascoclean/DONINI

MODEL D-25, MAXIMUM 25-LB. LOAD CAPACITY

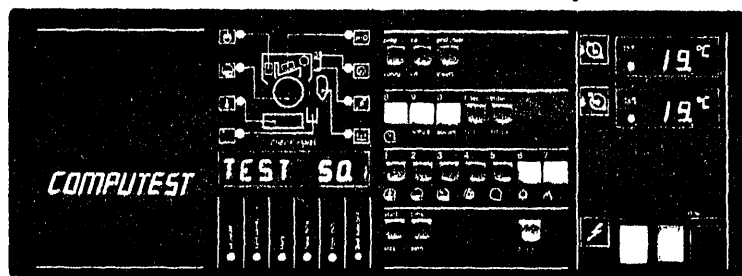
The perfect Dry-to-Dry Machine for the Coin Laundry and for the Professional Drycleaner... Ideal for Dependability and Economy of Operation!

MODEL D-35, MAXIMUM 35-LB. LOAD CAPACITY

The ultimate answer to the increasing needs of the Professional Drycleaner for Higher Production...Dramatic reductions in cost and space!



COMPUTEST Computer Control Technology for the 21st Century.



Available Electric or Steam Heated; in Open Circuit or Revolutionary, Environmentally-Sound Solar!

"SOLAR" CLOSED-CIRCUIT EXECUTION

Solar Models feature an integrated heat pump with refrigeration. Machines so equipped permit installation even in locations with the most rigid environmental protection standards.

The innovative features of the Solar models pay for them rapidly, with economies in all parts of the cycle.

Energy Savings—

Up to 50% reduction in energy used per cycle, by combining a compressor and heat pump in a closed loop, providing both cooling & heating.

Solvent Savings—

Over 70% more solvent recovered in the drying cycle due to lower temperatures in the condensing battery.

Water Savings—

Up to 80% less water used per cycle by recycling the coolant through the condensing battery.

Installation—

Requires no additional equipment such as chillers or vapor recovery systems, thereby lowering floor space requirements, and total investment costs.

SOLID-STATE "COMPUTEST" MICRO-PROCESSOR CONTROLS

Unlimited Versatility—

Computest can memorize an infinite number of programs to carry out the cleaning needs of the most creative and demanding operator...ensures simplicity of operation, regular savings and uniform results.

Ease of Operation—

Computest "talks" the operator thru the composition of a cycle-formula, correcting potential mistakes. Computest automatically works out the most efficient and economical program to execute the chosen cycle.

Maintenance—

Computest signals the operator if a part of the system, such as the solvent filter, requires attention, assuring top performance at the lowest cost. Also checks efficiency of its own components such as memory, display and input/output lines, and signals the operator for simple corrections.

Check Control—

20 times a second, Computest automatically checks the total efficiency of machine components to insure correct performance of the cycle. In the event of a component malfunction, proper actions are automatically made before damage to the equipment of the cleaning load can occur.

PROFESSIONAL FEATURES FOR PROFESSIONAL DRYCLEANING RESULTS!

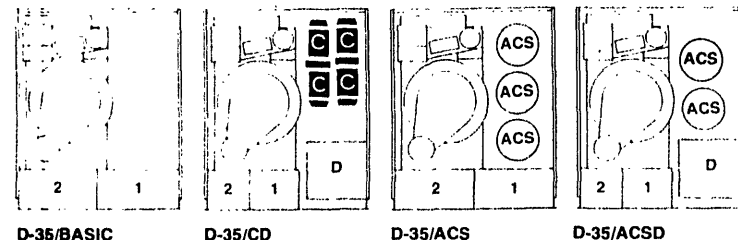
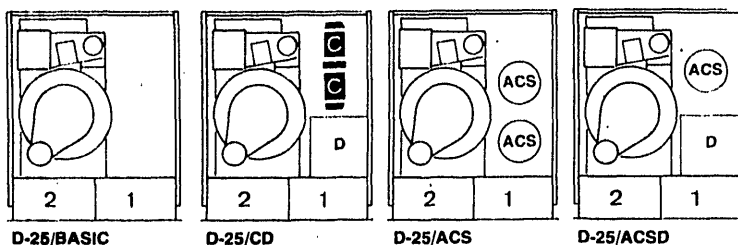
- The Revolutionary Computest Control System
- Fully automatic dry-to-dry systems
- Manual override controls
- Pre-selection of Drying Temperatures and solvent levels
- Single-motor, 2-speed drive with full electrical protection and door interlock safety
- Automatic additives dispenser
- Reversing or non-reversing action
- Air operated valves
- 2 automatic tanks with solvent cooling coil in main tank
- Illuminated, heat-insulated still
- No-water still safety
- Stainless steel in all critical areas

**Wascoclean Has A
Size and Model
for
Every Cleaning Need**

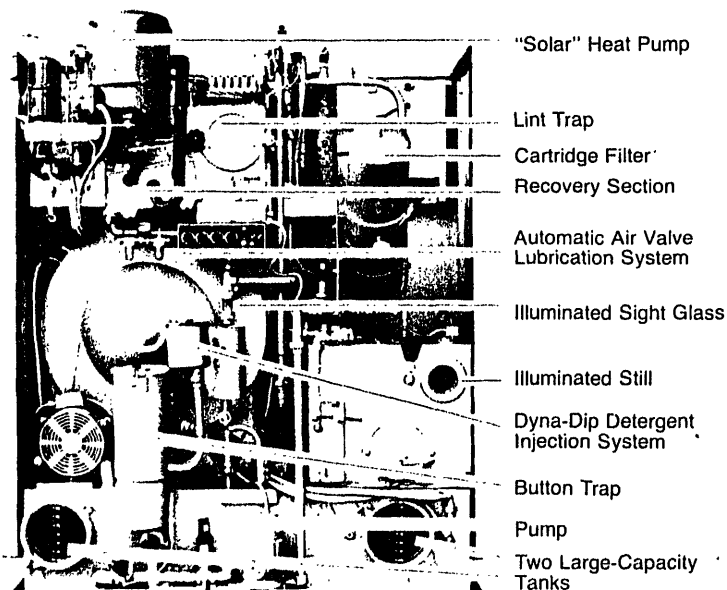
*over 35 years
of engineering experience*

MODELS D-25/D-35

SPECIFICATIONS



LEGEND
 C = Cartridge Filter
 ACS = Adsorption Cartridge System
 D = Still
 1, 2 = Tanks



Specifications subject to change without notice.

	D-25		D-35	
CAPACITY (Maximum)	25 lb.	10 kg.	35 lb.	15 kg.
CYLINDER				
Diameter	29.52 in.	750 mm	32.2 in.	818 mm
Depth	16.85 in.	428 mm	19.1 in.	486 mm
Volume	6.7 ft. ³	190 lt.	9 ft. ³	255 lt.
RPM—Cleaning	45		42	
Extract	410		390	
FILTER RATE				
per Hour	1,638 gal.	6,200 lt.	2,140 gal.	8,100 lt.
DEODORIZATION RATE				
per Minute	215 ft. ³	6.1 m ³	390 ft. ³	11 m ³
TANK VOLUME				
1st Tank	39.63 gal.	150 lt.	39.63 gal.	150 lt.
2nd Tank	34.34 gal.	130 lt.	27.74 gal.	105 lt.
STILL				
Volume	45.97 gal.	174 lt.	55.48 gal.	210 lt.
Solvent Capacity	34.34 gal.	130 lt.	42.27 gal.	160 lt.
Distillation Rate/Hr. Steam	47.55 gal.	180 lt.	66 gal.	250 lt.
Electric	17.17 gal.	65 lt.	21.13 gal.	80 lt.
ELECTRICAL (220 V 60 Cycle, 3-Ph)				
	Full Load Amps		Full Load Amps	
Steam Heated	6 amps		11 amps	
Electric Heated	28 amps		41 amps	
Solar (Electric)	19 amps		26 amps	
Electric Heated Still, Aird	20 amps		24 amps	
Overcurrent Protection: Use 3-Phase circuit breaker only. Consult Local Codes.				
STEAM				
Rec. Working Pressure	65 psi	4.5 kg./cm ²	65 psi	4.5 kg./cm ²
Boiler HP	2 to 8 HP	40 kg./hr.	4 to 10 HP	70 kg./hr.
— with still on	3.8 BHP	60 kg./hr.	6.4 BHP	100 kg./hr.
WATER				
Rec. Working Pressure	40-50 psi	2.5 kg./cm ²	40-50 psi	2.5 kg./cm ²
COMPRESSED AIR				
Rec. Working Pressure	100 psi	7 kg./cm ²	100 psi	7 kg./cm ²
OVERALL DIMENSIONS (Per Model)				
Width (Basic)	69.3 in.	176 cm.	48.5 in.	123 cm.
Width (Other Models)	69.3 in.	176 cm.	73.25 in.	186 cm.
Depth CD and Basic	52.4 in.	133 cm.	57 in.	145 cm.
ACS	58.25 in.	148 cm.	63.8 in.	162 cm.
ACSD	55.1 in.	140 cm.	58.25 in.	148 cm.
Height (Open)	83.5 in.	212 cm.	91.7 in.	233 cm.
(Solar)	88.2 in.	224 cm.	94.1 in.	239 cm.
CRATED DIMENSIONS (All Models)				
Width	77.6 in.	197 cm.	81.1 in.	206 cm.
Depth	59.1 in.	150 cm.	65.4 in.	166 cm.
Height (Open)	89.8 in.	228 cm.	98.4 in.	250 cm.
(Solar)	92.5 in.	235 cm.	98.4 in.	250 cm.
NET WEIGHT (Per Model)				
Basic	1545 lb.	700 kg.	1655 lb.	750 kg.
CD	2270 lb.	1030 kg.	2756 lb.	1250 kg.
ACS	1874 lb.	850 kg.	2756 lb.	1250 kg.
ACSD	2205 lb.	1000 kg.	2866 lb.	1300 kg.
Solar Models, Add:	155 lb.	70 kg.	188 lb.	85 kg.
CRATED WEIGHT (Per Model)				
Basic	1895 lb.	860 kg.	1940 lb.	880 kg.
CD	2624 lb.	1190 kg.	3175 lb.	1440 kg.
ACS	2227 lb.	1010 kg.	3175 lb.	1440 kg.
ACSD	2558 lb.	1160 kg.	3285 lb.	1490 kg.
Solar Models, Add:	155 lb.	70 kg.	188 lb.	85 kg.
CRATED VOLUME (Average)				
Open Circuit	229.54 ft. ³	6.5 m ³	282.53 ft. ³	8.0 m ³
Solar Circuit	229.54 ft. ³	6.5 m ³	282.53 ft. ³	8.0 m ³
DYNAMIC WEIGHT				
Average Dynamic	290 lb./ft. ²	1430 kg/m ²	330 lb./ft. ²	1620 kg/m ²
CONNECTIONS				
Water Inlet	1/2"	13 mm	1/2"	13 mm
Water Outlet	1/2"	13 mm	1/2"	13 mm
Steam Inlet	1/2"	13 mm	1/2"	13 mm
Condensate Outlet	1/2"	13 mm	1/2"	13 mm
Compressed Air Inlet	1/4"	6.5 mm	1/4"	6.5 mm
Deodorization Outlet (air)	4.33"	110 mm	4.33"	110 mm

SALES, FINANCING, INSTALLATION, MAINTENANCE AND PARTS AVAILABLE WORLDWIDE THROUGH A NETWORK OF LOCAL AUTHORIZED DEALERS.

Wascoclean

481 DOUGHTY BLVD., INWOOD, N.Y. 11696
 (516) 371-4204
 Cable Telermil/Telex 96-1373

AUTHORIZED DEALER:



TOP: A view of Sara's video tape rental room which boasts of 400 different movie titles.



Student customers relax and study in the sunny, carpeted Soap's lounge area.

can get a more visible space from a landlord in shopping center locations.

"When I go into a strip shopping center, I want the end location so

requirements that have to be met before he'll approve a location.

"I've developed a hard and fast rule that says there must be at least 50,000 people in a three-mile radius of the location. I also want at least

owners probably know more about the laundry business than we do," he admits, "but what we're doing is approaching it from the outside, and we've brought in some fresh, new ideas to the business. Maybe that's why it works."

Horton believes the most efficient way to market a laundry is through door hangers. TV and radio cover too big of an area and cost too much, he argues. And newspapers simply don't deliver the same impact that a door hanger does. With door hangers, over a period of time you can reach literally every person in your three-mile radius, he points out. He normally distributes 3,000 at one time. With each door hanger kit, he includes a little bar of soap that says Soap's, and on the back it says, "Good for a free wash." Horton knows that for every free wash he gives away, three or four dollars are going to be spent in the restaurant and game room.

One of his recent successful promotions was called The Breakfast Club. "This was started last summer

Submitted
on 6/13/86.

B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 86-15

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 6/23/86

☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board of Appeals

2. Applicant: NAME ELIZABETH M. PIEROTTI (OWNER)/NICHOLAS ROSETO, JR.-
(contract purchaser)

Address Meadowbrook Lane, New Windsor, N. Y.

~~Attorney, Engineer, Architect~~ VINCENT DOCE ASSOCIATES

Engineer

3. Location of Site: Corner Union Ave./Temple Hill Road, New Windsor, N.Y.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 2 Lot 1

Present Zoning District PLANNED INDUSTRIAL Size of Parcel 214x195x214

4. Type of Review:

☐ Special Permit Use*

☒ Variance* Use Laundromat with dry cleaning

Area Rear yard

☐ Zone Change* From: _____ To: _____

☐ Zoning Amendment* To Section: _____

☐ Subdivision** Major _____ Minor _____

6/6/86

Date

Patricia Delis Secretary
Signature and Title

ZBA.

*Cite Section of Zoning Regulations where pertinent

**Three (3) copies of map must be submitted if located along County Highway, otherwise, submit two (2) copies of map.

OCPD-1



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8809

*Rec'd. ZBA
6/20/86
at 6/23/86 meeting*

20 June 1986

Mr. Nicholas D. Roseto, Jr.
Thorn Lot Road
Vernon, New Jersey 07460

Dear Sir,

Per your letter of 11 June 1986, I find no reason to disallow the building (commonly known as the Music Box) at the intersection of Temple Hill Road and Union Avenue as a laundramat and dry cleaning establishment with a waiting area on the second floor level.

It is my understanding that there will be erected a second emergency escape stairwell which will be fully enclosed. A separate room will be made to house the hot water boiler and will be made of concrete block.

The drycleaning plant will utilize perchlorethelene which is listed as nonflammable in the N.F.P.A.-325M reference code. The plant status is Type IV using Class IV solvent. (perchlorethelene)

I have enclosed a copy of N.F.P.A. - 32, titled Drycleaning Plants. It will be necessary to meet these requirements for ventilation.

Thank you for your time and cooperation in this matter.

Yours truly,

Robert F. Rodgers
Fire Inspector

Enc.

cc: Town Zoning Board of Appeals



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

20
rec'd.
1-1-86

25

May 23, 1986

Major Nicholas D. Roseto Jr.
PO Box 611
New Windsor NY 12550

Re: 4-2-1

Dear Major Roseto:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script, appearing to read "C. E. Jahrling".

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR

CEJ/jk
Enc



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

J&H Smith Light Corp
PO Box 1449
Newburgh NY 12550 ✓

The City of Newburgh
Newburgh NY 12550 ✓

Mazza Theresa ✓
c/o Herbst & Rashbaum
PO Box 7002
Newburgh NY 12550

Licari Rita ✓
478 Union Ave
New Windsor NY 12550

Picard Howard J III ✓
& Carol D ✓
70 Wells Rd
Newburgh NY 12550

Hecht Eugene & Elaine
13 Ona Lane
New Windsor NY 12550

Fischer Major Susan
& Mark J
c/o Maj S Fischer Moyer
7521 Amesbury Court
Alexandria VA 22310

Automotive Brake Co Of Newburgh Inc
300 Temple Hill Rd ✓
New Windsor NY 12550

Orange County Industrial Development
Agency ✓
County Building
252-72 Main St
Goshen NY 10924

Ellwhy Realty Corp
c/o Dexion Rlty Corp
c/o A&J Washroom Accessories
319 Temple Hill Rd
New Windsor NY 12550

Freedom Road Realty Associates
335 Temple Hill Rd ✓
New Windsor NY 12550

The Coca-Cola Bottling Co
of New York Inc ✓
20 Horseneck La Box 1820
Greenwich CT 06836

Infante Madeline ✓
602 Union Ave
New Windsor NY 12550

Casalinuovo Dominick
& Rose ✓
606 Union Ave
New Windsor NY 12550

Scaglione Domenico
RD2 Temple Hill Rd
New Windsor NY 12550

McDougall Glenn A
614 Union Ave ✓
New Windsor NY 12550

Simpson Harry M
& Dorothy
Box 941
Newburgh NY 12550

Ramirez Jose ✓
618 Union Ave
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Grismer Eleanor ✓
Ronsini Angela,
Eleanor, Richard Jr,
Michael
Box 2013
Newburgh NY 12550

Ronsini Mario
& Ruth. ✓
630 Union Ave
New Windsor NY 12550

Ronsini C Jessie ✓
& Helen
324 Temple Hill Rd
New Windsor NY 12550

Ronsini Nicholas
322 Temple Hill Rd ✓
New Windsor NY 12550

Angeloni Americo & Rose
326 Temple Hill Rd ✓
New Windsor NY 12550

Ronsini Nicholas A Jr
& Juanita ✓
322 Temple Hill Rd
New Windsor NY 12550

Ronsini Nicholas A Sr
& Rose ✓
322 Temple Hill Rd
New Windsor NY 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 15

Request of ELIZABETH PIEROTTI/NICHOLAS D. ROSETO, JR.

for VARIANCES ~~SPECIAL~~PERMIT of

the regulations of the Zoning Ordinance to

permit laundromat and dry cleaning establishment
with video rentals

/in a PI zone with insufficient rear yard;

being VARIANCES ~~SPECIAL~~PERMIT of

Section 48-9-Table of Use/Bulk Regs.-Col. B & N and
Section 48-12-Table of Use/Bulk Regs.-Col. G
for property situated as follows:

Corner of Temple Hill Road and Union Avenue,

New Windsor, N. Y. (Formerly Music Box)

SAID HEARING will take place on the 23rd day of
June, 1986, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

JACK BABCOCK
Chairman

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

PAT ②
Prelim.
6/9/86 -
7:30

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 6/13, 1986

To Nicholas D. Roseto JR.

RR#1 - 7 Thorn Lot Rd

Stock Hlsm, New Jersey 07460 - Tel. 563-3537

PLEASE TAKE NOTICE that your application dated 6/13, 1986

for permit to USE BUILDING FOR LAUNDROMAT & DRY CLEANERS - ALSO LOUNGE UPSTAIRS

at the premises located at Temple Hill Rd & UNION AVE

is returned herewith and disapproved on the following grounds:

This Is a P.I. Zone - HASE to be M-C Zone

Need REAR YARD VARIANCE - DRY CLEANING AND

LAUNDROMAT IN P.I. ZONE

Need:
① Use ② Area
Variance
③ Sign variance

John Tunnegan Zoning Insp.
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	1	1
Reqd. Rear Yd.	15 Ft	3 Ft
Reqd. Street		12 Ft

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 6/3, 1986

To NICHOLAS D Roseto JR.

RR#1 - 7THORN Lot Rd

Stock Hlsm, New Jersey 07460 - Tel. 563-3537

PLEASE TAKE NOTICE that your application dated 6/3, 1986

for permit to USE BUILDING FOR LAUNDROMAT & DRY CLEANERS - ALSO LOUNGE UPSTAIRS
at the premises located at Temple Hill Rd & UNION AVE

is returned herewith and disapproved on the following grounds:

This Is a P.I. Zone - Has to be M-C Zone
Need REAR YARD VARIANCE - DRY CLEANING AND
LAUNDROMAT IN P.I. ZONE

Need:
① Use ② Area
Variance
③ Sign variance

John Finnegan Young Insp.
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.	<u>15 Ft</u>	<u>3 Ft</u>
Reqd. Street Frontage*		<u>12 Ft</u>
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		<u>1.2</u>

* Residential Districts only
** Non-residential districts only

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer -

Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

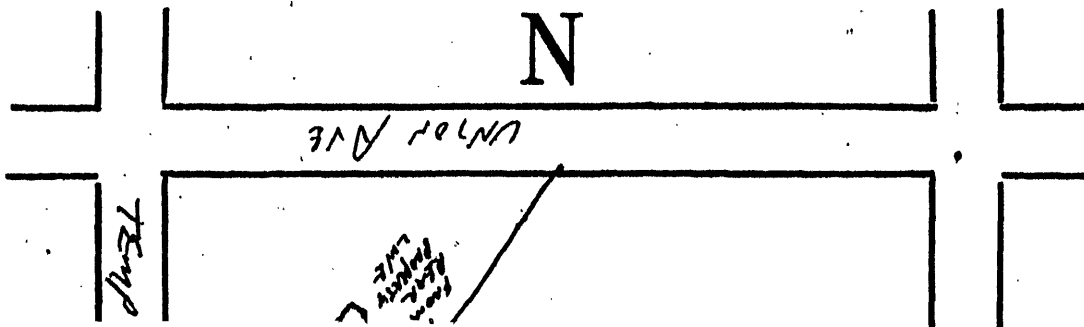
Michael L. Babcock
(Signature of Applicant)

RR#1, 7 THOMAS LANE, P.O. STOCKHOLM, NY 12581
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

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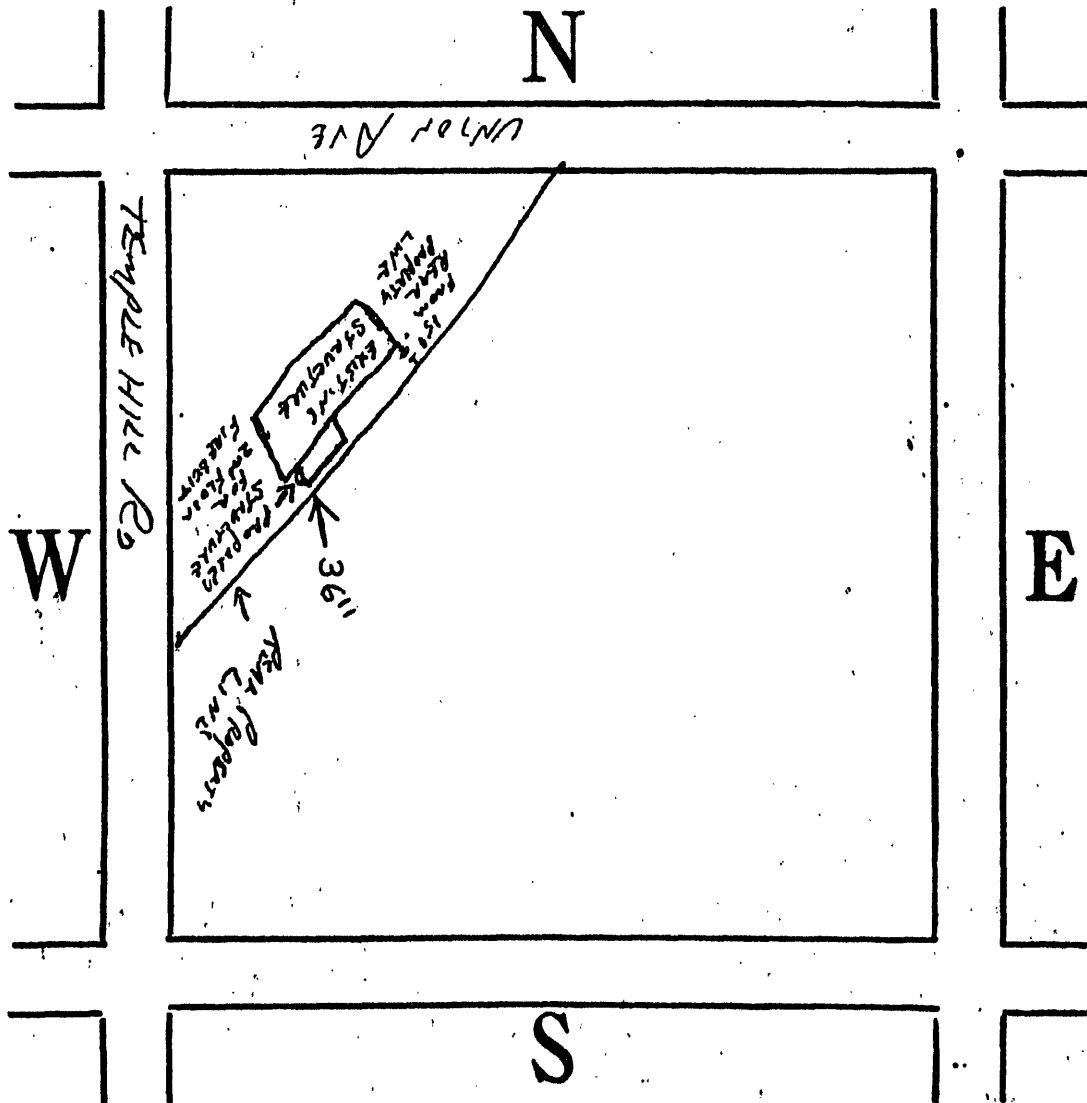
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William D. Ro...
(Signature of Applicant)

RR#1, 7 Thru 10 1/2 Rd. S. T. ... N.J. 0741
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Name of Owner of Premises NICHOLAS D. ROSETT, JR.
Address RR #1, 7THOR LOT RD, STOCKHOLM, NY 07410 Phone 914-563-3537
Name of Architect SAME
Address..... Phone.....
Name of Contractor SAME
Address..... Phone.....
State whether applicant is owner, lessee, agent, architect, engineer or builder: CONTRASTS AN. PROPERTY
If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the N side of Temple Hill Road
(N. S. E. or W.)
and 1 feet from the intersection of UNION AVE
2. Zone or use district in which premises are situated P-I
3. Tax Map description of property: Section 4 Block 2 Lot 1
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy MUSIC BOX b. Intended use and occupancy LAUNDROMAT & DRY CLEANERS
5. Nature of work (check which applicable): New Building..... Addition ☒ Alteration..... Repair..... Removal.....
Demolition..... Other ☒ LAUNDROMAT & DRY CLEANERS
6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard..... 9/10 acre
Is this a corner lot? YES
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories 2
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Baths..... Toilets.....
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....
If Garage, number of cars.....
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost..... Fee.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point.

Name of Contractor Saml.....

Address..... Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder: CONTRACTOR ON PROPERTY.....
If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the N.....side of Temple Hill Road.....
(N. S. E. or W.)

and 1.....feet from the intersection of UNION AVE.....

2. Zone or use district in which premises are situated PI.....

3. Tax Map description of property: Section 4..... Block 2..... Lot 1.....

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy MUSIC BOX..... b. Intended use and occupancy LAUNDROMAT & DRY CLEANERS

5. Nature of work (check which applicable): New Building.....Addition ☒.....Alteration.....Repair.....Removal.....

Demolition.....Other ☒ LAUNDROMAT & DRY CLEANERS

6. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard..... 9/10 acre

Is this a corner lot? ☒.....

7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories 2.....

8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....

Number of bedrooms..... Baths..... Toilets.....

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....

10. Estimated cost..... Fee.....
(to be paid on filing this application)

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REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

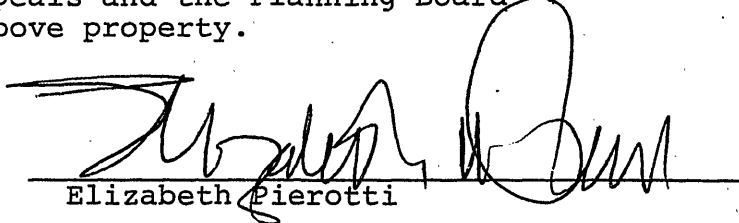
- 1-When excavating is complete and footing forms are in place (before pouring).
- 2-Foundation Inspection - check here for waterproofing and footing drains.
- 3-Inspect gravel base under concrete floors, and underslab Plumbing.
- 4-When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5-Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

975 Route 9-W
Nyack, New York
May 20, 1986

Town Clerk, Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

TO WHOM IT MAY CONCERN:

I, Elizabeth Pierotti, presently the legal owner of the property located at 316 Temple Hill Road, New Windsor, New York, (section 4, block 2, lot 1) and known as "The Music Box" authorize the prospective buyer to proceed with applications to appear before the Zoning Board of Appeals and the Planning Board to present his proposed use of the above property.



Elizabeth Pierotti

